HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Montréal CMA

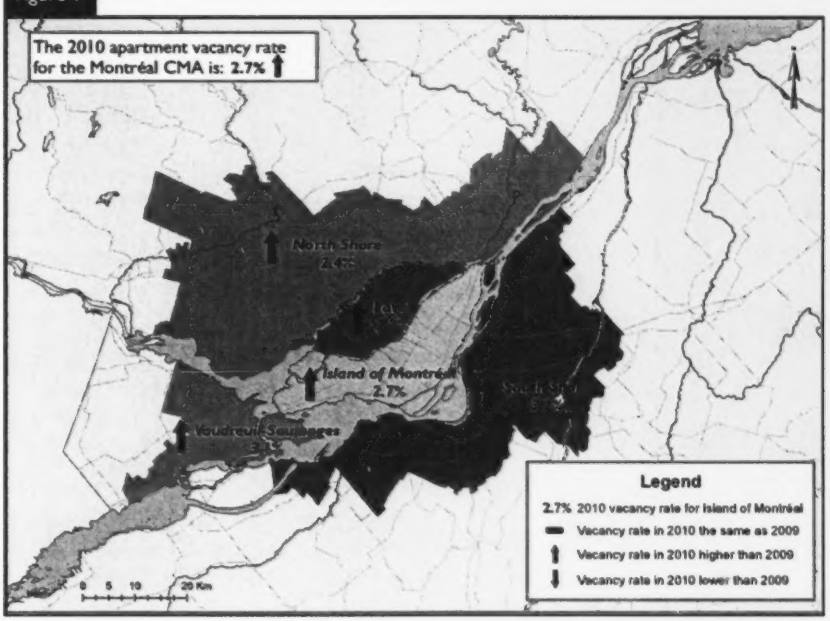
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

## Highlights

- The vacancy rate remained relatively stable in the Montréal CMA this year, reaching 2.7 per cent in October.
- The highest vacancy rates were registered on the South Shore (3.2 per cent) and on the Island of Montréal (2.7 per cent), and the lowest, on the North Shore (2.4 per cent) and in Laval (2.2 per cent).
- The estimated change in the average apartment rent was 3.4 per cent.

Figure 1

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## Vacancy rate remains stable in October 2010 in the CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2010, the vacancy rate remained relatively stable in the Montréal census metropolitan area (CMA), reaching 2.7 per cent, compared to 2.5 per cent in October 2009[1]. This result reflected the stable demand and supply.

On the demand side, the favourable economic and demographic conditions gave rise to dynamics that offset each other in the end: the movement to homeownership was strong, but the number of renter households grew.

The strong movement to homeownership no doubt reduced demand for rental housing. In fact, the low mortgage rates, along with the job market recovery, facilitated the move to homeownership for many households in 2010. Numerous renters, for example, bought condominiums, as evidenced by the vigorous construction of such dwellings, which should set a record of more than 10,000 starts in 2010. However, rental housing demand was supported by the formation of renter households, which was fuelled by high net migration and, to a lesser extent, the improvement of the job market for young people aged from 15 to 24 years.

The growth in net migration was the main factor that offset the movement to homeownership and limited the rise in the vacancy rate. According to our forecasts, net migration in the Montréal CMA should reach 39,492 people in 2010, up significantly from 30,068 in 2009. This high level will have resulted from the arrival of many immigrants, in line with the Quebec government's immigration targets. Since immigrants tend to opt for a rental dwelling when they arrive, the growth in international migration supported rental housing demand.

The job market for young people aged from 15 to 24 years is slowly recovering from the major losses sustained during the recession. Harder hit than the other age groups, young people saw their employment level post a small gain of 1.2 per cent from October 2009 to October 2010[2]. Even with this growth, the employment level in this age group remains well below the peak reached before the recession, with some 13,000 fewer jobs than at the end of 2008. The impact of the rise in demand from these young people was limited in 2010 and only moderately contributed to the tightening of the rental market.

On the supply side, there have been few rental housing starts in recent years. Builders of apartment structures continue to opt for the construction of condominiums or retirement homes, which are more profitable markets. The rather limited growth in the rental housing stock has helped the vacancy rate remain stable for the last few years.

## Larger apartments still preferred by tenants

According to the Survey results, the vacancy rates remained stable in all apartment categories in 2010. Larger apartments were still more popular than smaller ones and showed lower vacancy rates. In fact, the vacancy rate for two-bedroom units reached 2.3 per cent in October 2010, and the rate for units with three or more bedrooms was 2.1 per cent. In the case of smaller apartments, the vacancy rates attained 3.8 per cent for bachelor apartments and 3.3 per cent for one-bedroom units in 2010.

As well, a review of the data by year of construction revealed that, in general, the vacancy rates were lower in newer structures. This better performance was attributable to the fact that newer rental units better suit the tastes and needs of renters. In fact, the vacancy rates for units built from 1990 to 1999 and those constructed in the year 2000 or after reached 1.4 per cent and 1.9 per cent, respectively. In the case of older apartments, the rates varied between 2.3 per cent for units dating from before 1940 and 3.5 per cent for those built from 1960 to 1974.

The vacancy rates varied with the size of the structures. In general, the rates were lower for smaller buildings, having reached 1.9 per cent for projects with 3 to 5 units and 2.5 per cent for those with 6 to 19 units. In the case of larger structures, the vacancy rates were 3.9 per cent for buildings with 20 to 99 units and 3.1 per cent for those of 100 or more units. It is likely that owners of smaller buildings, who sometimes also live in them, make more of an effort to keep their tenants in order to help ensure stable rental incomes, which explains the relatively low vacancy rates for these structures.

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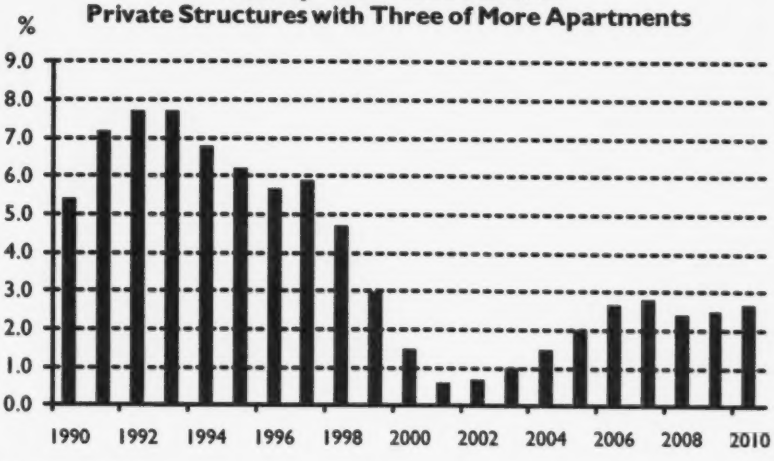
1 Private structures with three or more apartments.

2 Employment among people aged from 15 to 24 years: 12-month moving average.

Figure 2




Source : CMHC

## Island of Montréal vacancy rate reaches 2.7 per cent

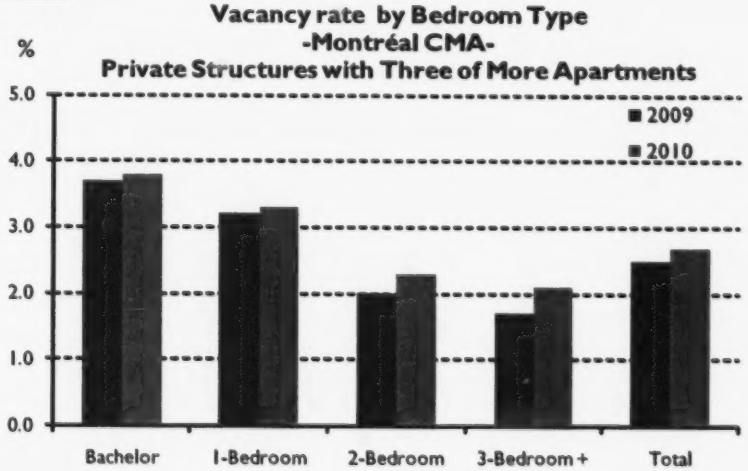
In October 2010, the vacancy rate for apartments on the Island remained relatively stable in comparison with 2009, having attained 2.7 per cent, the same level as for the metropolitan area. The dynamics prevailing in the metropolitan area are similar to the situation observed on the Island of Montréal, as this sector accounts for more than three quarters of the rental housing units covered by the Survey. Even if the growth in rental housing demand was stimulated by the influx of many international immigrants, the impact of this factor was limited by the movement to homeownership, which particularly benefited the condominium segment on the Island. According to data from the Institut de la statistique du Québec, more than seven in ten immigrants who arrive in Quebec choose to settle on the Island of Montréal[3].

The different zones of the Island presented mixed results, however, in terms of vacancy rates. On the one hand, the central zones of the Island, such as Rosemont and La Petite-Patrie (2.2 per cent), Downtown Montréal and Île-des-Sœurs (2.0 per cent) and Plateau Mont-Royal (1.7 per cent), had among the lowest rates in this sector. On the other hand, the more outlying zones, in the western and northern parts of the Island, tended to post higher proportions of unoccupied units. This was the case, for example, in Montréal-Nord (5.1 per cent), the zone including Dorval and Lachine (4.5 per cent) and the southern part of the West Island (4.1 per cent), which presented among the highest vacancy rates on the Island.

On the Island of Montréal, like in the overall CMA, the vacancy rates were generally lower for the most spacious units. As well, apartments located in smaller structures also posted better performances, on average, than units contained in larger buildings.

The average rents for two-bedroom apartments varied greatly among the market zones on the Island. The highest was registered in the Downtown and Île-des-Sœurs zone, at $1,316. The averages ranged from $575 to $946 in the other zones on the Island.

Figure 3




Source : CMHC

[3] Institut de la statistique du Québec: International and interprovincial migration by administrative region, Quebec, 1996-2009.

## Laval rental market among the tightest

Thanks to strong migration, the Laval rental market registered a vacancy rate of 2.2 per cent, one of the lowest in the CMA. In fact, according to data from the Institut de la statistique du Québec, Laval has been attracting, on average, the most residents from the Island of Montréal, with more than 6,600 people having left the Island of Montréal to settle in Laval every year since the beginning of the 2000s. This continuous population influx has supported demand for apartments. Laval registered a net gain of more than 4,500 people during 2008-2009[4].

Greater proportions of units were vacant this year in all Laval zones, except for Laval-des-Rapides and Saint-François, Saint-Vincent and Duvernay, which did not register any notable differences in relation to last year. Laval-des-Rapides, which benefits from the presence of metro stations, had one of the lowest vacancy rates among all the zones in the CMA (1 per cent).

There was a marked increase in the proportion of vacant units in the category of apartments with three or more bedrooms, as the vacancy rate for such dwellings rose by 1.9 percentage points, reaching 2.6 per cent in October 2010.

The average rents for two-bedroom apartments varied little among the market zones in Laval, hovering between $616 and $651 in most of these zones. Chomedey and Sainte-Dorothée was the only zone that stood out, with an average rent of $747, the highest in the sector.

## North Shore vacancy rate stands at 2.4 per cent

The vacancy rate on the North Shore did not change significantly, attaining 2.4 per cent in 2010. In the case of the largest apartments, that is, those with three or more bedrooms, 1.9 per cent of them were vacant. Smaller apartments, namely, bachelor units and one-bedroom apartments, had vacancy rates of 3.7 per cent and 2.6 per cent, respectively.

In the two-bedroom apartment category, the vacancy rate registered a significant increase and reached 2.4 per cent (compared to 1.5 per cent in 2009). This hike resulted mainly from the steady movement to homeownership. According to data from the Quebec Federation of Real Estate Boards, the North Shore had the least expensive homes in the CMA, in both the homeowner and condominium segments.

The vacancy rate increase was significant in the Lachenaie, La Plaine, Mascouche and Terrebonne zone, where the proportion of unoccupied units attained 2.7 per cent. Last year, this zone had one of the lowest vacancy rates in the CMA, at 0.3 per cent. A number of renters, particularly in Mascouche, probably accessed homeownership, as evidenced by the high level of condominium construction in this sector observed in recent years.

The zone composed of Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore and Saint-Colomban remained the most affordable, with an average rent of $585 for two-bedroom apartments. The average rents varied between $647 and $733 in the other North Shore zones.

## South Shore vacancy rate attains 3.2 per cent

The vacancy rate on the South Shore reached 3.2 per cent in October 2010 and has now become one of the highest among the large sectors of the metropolitan area.

The proportion of vacant rental units increased significantly in the zone composed of Boucherville, Brossard, Greenfield Park, Lemoyne, Saint-Hubert and Saint-Lambert, where this rate rose from 1.8 per cent in 2009 to 3.1 per cent this year. This easing of the market resulted largely from the movement to homeownership. In fact, this zone is close to the Island of Montréal, and the condominium segment is particularly well developed there. The Longueuil zone had one of the highest vacancy rates on the South Shore, at 4.4 per cent.

The vacancy rates posted significant increases in the case of bachelor units (from 2.5 per cent to 4.3 per cent) and apartments with three or more bedrooms (from 2.3 per cent to 3.7 per cent).

The average rents for two-bedroom apartments showed little variation among the different South Shore zones, hovering between $650 in the western part of the South Shore (zone including Beauharnois, Candiac and Châteauguay, among other municipalities) and $675 in the zone comprising Boucherville, Brossard, Greenfield Park, Lemoyne, Saint-Hubert and Saint-Lambert.

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[4] Institut de la statistique du Québec: Administrative region migration balances with each of the other regions, all ages, Quebec and administrative regions, 2008-2009 and 2007-2008; International and interprovincial migration by administrative region, Québec, 1996-2009.

## Rents in 2010

The average apartment rent (for all unit types combined)[5] reached $680 in the Montréal CMA. The Ahuntsic and Cartierville zone had one of the lowest average rents ($565) on the Island of Montréal. The highest was once again recorded in the Downtown and Île-des-Sœurs zone ($1,017), which has a large proportion of upscale units.

The estimated change in the average apartment rent between October 2009 and October 2010 was 3.4 per cent. This estimate was made using a sample of structures common to both the 2009 and 2010 fall surveys. The increase reached 3.3 per cent for one-bedroom apartments and 3.9 per cent for bachelor units. As for two-bedroom units and apartments with three or more bedrooms, they registered changes in their average rents of 3.1 per cent and 2.4 per cent, respectively.

According to the estimates by geographic sector, the average rent increases between October 2009 and October 2010 were 3.7 per cent on the North Shore and 3.6 per cent on the Island of Montréal. These were the greatest hikes in the CMA. On the South Shore, the rents for existing units rose by an average of 2.2 per cent over the same period while, in Laval, they went up by 2.1 per cent.

## Availability rate

The availability reached 3.2 per cent in October 2010. A unit is considered available if it is vacant or if the current tenant has given, or has received, notice to move, and a new tenant has not signed a lease. The availability rate is therefore always equal to or greater than the vacancy rate and gives an idea of the changes in the short-term supply. The difference between the vacancy rate and the availability rate (0.5 of a percentage point) suggests that proportion of vacant units will rise over the coming months.

## Forecasts for 2011

In 2010, the vacancy rate in the Montréal CMA will reach about 2.4 per cent. Demand will once again be supported by greater net migration, the level of which will rise by 1.3 per cent to 40,000 people in the CMA. The movement to homeownership will continue, but to a lesser extent. First-time homebuyers have been very numerous in 2010, and some of them probably moved up a purchase that they would have made in 2011. On the rental market, supply should rise slowly, on account of the limited number of rental housing starts in 2010, which will also contribute to keeping the vacancy rate relatively stable.

## Rental affordability indicator

The affordability indicator is a gauge of how affordable a rental market is for those households who rent within that market. This indicator reached 130 in the Montréal CMA, down by 6 points from 2009. An indicator value above 100 indicates that less than 30 per cent of the median income of renter households is necessary to pay the median rent in the Montréal area.

Even though the indicator decreased, the Montréal market remained relatively affordable for renter households. Across Quebec, the cities of Saguenay (152), Sherbrooke (136), Trois-Rivières and Gatineau (131) had higher indicator values than Montréal. These cities also top the list of most affordable major Canadian rental markets[6].

## Vacancy rate rises for rental condominiums

The vacancy rate for rental condominiums rose from 2.7 per cent in October 2009 to 4.2 per cent in October 2010. This increase was due to the rise in the supply of rental condominiums and also to the impact of the movement to homeownership.

The high level of condominium starts in recent years is not unrelated to the fact that the number of rental units has been increasing from year to year. On the supply side, given that the average rent for rental condominiums was well above the average for traditional rental apartments, the gap between the average cost to rent a condominium and the monthly mortgage payment to buy one was relatively small. This gap was further narrowed by the current low mortgage rates. As a result, the movement to homeownership probably had a greater impact on the rental condominium market than on the traditional rental market.

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5 Rents may or may not include utilities such as heating and electricity.

6 An indicator value of 100 suggests that exactly 30 per cent of the median gross income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. When the affordability indicator is below 100, it indicates that more than 30 per cent of income is necessary to rent a two-bedroom apartment, while a value above 100 indicates that less than 30 per cent of income is necessary to rent a two-bedroom apartment. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

On the Island of Montréal, the vacancy rate for rental condominiums reached 3.9 per cent. In the Laval and North Shore sector, this rate attained 5.0 per cent, while the vacancy rate for traditional rental apartments was 2.3 per cent. This difference was largely due to the fact that the average rent was higher in the case of rental condominiums. In fact, in the Laval and North Shore sector, a two-bedroom condominium rented for an average of $843, compared to $664 for a two-bedroom apartment on the traditional rental market. These relatively high rents made homeownership more attractive. In the South Shore and Vaudreuil-Soulanges sector, while the vacancy rate gap between rental condominiums and traditional rental units was not significant, the rent gap (for two-bedroom apartments) was similar to the difference observed in the Laval and North-Shore sector.

# NATIONAL VACANCY RATE DECREASED IN OCTOBER 2010

The average rental apartment vacancy rate in Canada's 35 major centres[7] decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

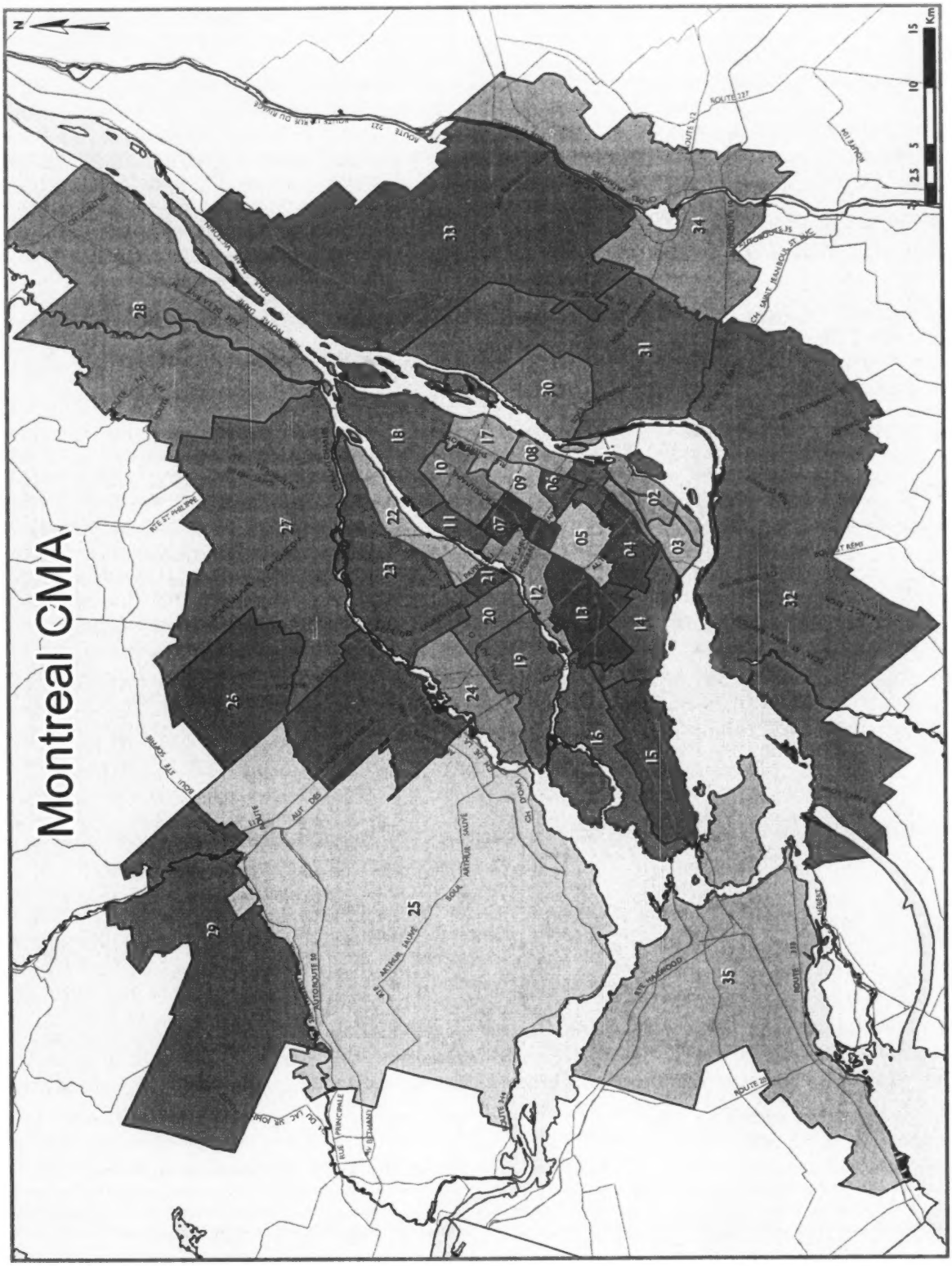
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct-09 | Oct-10 |
|---|---|---|
| Abbotsford | 6.1 | 6.5 |
| Barrie | 3.8 | 3.4 |
| Brantford | 3.3 | 3.7 |
| Calgary | 5.3 | 3.6 |
| Edmonton | 4.5 | 4.2 |
| Gatineau | 2.2 | 2.5 |
| Greater Sudbury | 2.9 | 3.0 |
| Guelph | 4.1 | 3.4 |
| Halifax | 2.9 | 2.6 |
| Hamilton | 4.0 | 3.7 |
| Kelowna | 3.0 | 3.5 |
| Kingston | 1.3 | 1.0 |
| Kitchener | 3.3 | 2.6 |
| London | 5.0 | 5.0 |
| Moncton | 3.8 | 4.2 |
| Montréal | 2.5 | 2.7 |
| Oshawa | 4.2 | 3.0 |
| Ottawa | 1.5 | 1.6 |
| Peterborough | 6.0 | 4.1 |
| Québec | 0.6 | 1.0 |
| Regina | 0.6 | 1.0 |
| Saguenay | 1.5 | 1.8 |
| Saint John | 3.6 | 5.1 |
| Saskatoon | 1.9 | 2.6 |
| Sherbrooke | 3.9 | 4.6 |
| St. Catharines-Niagara | 4.4 | 4.4 |
| St. John's | 0.9 | 1.1 |
| Thunder Bay | 2.3 | 2.2 |
| Toronto | 3.1 | 2.1 |
| Trois-Rivières | 2.7 | 3.9 |
| Vancouver | 2.1 | 1.9 |
| Victoria | 1.4 | 1.5 |
| Windsor | 13.0 | 10.9 |
| Winnipeg | 1.1 | 0.8 |
| **Total** | **2.8** | **2.6** |

[7] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).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| RMS ZONE DESCRIPTIONS - MONTRÉAL CMA | |
|---|---|
| Zone 1 | **Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs. |
| Zone 2 | **Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west). |
| Zone 3 | **LaSalle (Mtl)** |
| Zone 4 | **Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west). |
| Zone 5 | **Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west). |
| Zone 6 | **Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west). |
| Zone 7 | **Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west). |
| Zone 8 | **Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west). |
| Zone 9 | **Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west). |
| Zone 10 | **Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west). |
| Zone 11 | **Montréal-Nord (Mtl)** |
| Zone 12 | **Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west). |
| Zone 13 | **Saint-Laurent (Mtl)** |
| Zone 14 | **Dorval, Lachine (Mtl), Saint-Pierre (Mtl)** |
| Zone 15 | **Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue** |
| Zone 16 | **Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)** |
| Zone 17 | **Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west). |
| Zone 18 | **Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)** |
| Zones 1-18 | **Island of Montréal** |
| Zone 19 | **Chomedey, Sainte-Dorothée (Laval)** |
| Zone 20 | **Laval-des-Rapides (Laval)** |
| Zone 21 | **Pont-Viau (Laval)** |
| Zone 22 | **Saint-François, Saint-Vincent, Duvernay (Laval)** |
| Zone 23 | **Vimont, Auteuil (Laval)** |
| Zone 24 | **Laval-Ouest, Fabreville, Sainte-Rose (Laval)** |
| Zones 19-24 | **Laval** |
| Zone 25 | **Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel** |
| Zone 26 | **Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse** |
| Zone 27 | **Lachenaie, La Plaine, Mascouche, Terrebonne** |
| Zone 28 | **Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie** |
| Zone 29 | **Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban** |
| Zones 25-29 | **North Shore** |
| Zones 19-29 | **Laval and North Shore** |
| Zone 30 | **Longueuil** |
| Zone 31 | **Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert** |
| Zone 32 | **Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe** |
| Zone 33 | **Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères** |
| Zone 34 | **Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias** |
| Zones 30-34 | **South Shore** |
| Zone 35 | **Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.** |
| Zones 19-35 | **Suburbs** |
| Zones 1-35 | **Montréal CMA** |

| CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA | |
|---|---|
| Sub Area 1 | **Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs. |
| Sub Area 2 | **Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl). |
| Sub Area 3 | **West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl). |
| Sub Area 4 | **East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl). |
| **Sub Areas 1-4** | **Montréal Island** |
| Sub Area 5 | **Laval & North Shore** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban. |
| Sub Area 6 | **South Shore and Vaudreuil-Soulanges** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres. |
| **Sub Areas 1-6** | **Montréal CMA** |

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Montréal Island Zone 1 | 3.3 c | 2.8 a | 2.8 b | 1.7 a | 4.3 c | 1.7 b | 1.8 c | 0.8 a | 3.2 b | 2.0 a |
| Zone 2 | 1.4 d | ** | 3.0 c | 4.0 d | ** | 2.3 c | ** | ** | 2.1 c | 3.0 d |
| Zone 3 | ** | 5.2 d | 5.4 c | 4.0 c | 1.2 a | 3.4 d | ** | ** | 2.9 b | 3.8 c |
| Zone 4 | 2.7 a | 3.2 b | 4.2 b | 4.1 b | 3.7 b | 2.7 a | 3.3 c | 2.3 c | 3.7 b | 3.3 b |
| Zone 5 | 4.5 c | 3.3 c | 1.9 a | 2.2 a | 1.6 b | 1.6 b | 0.3 b | 1.3 a | 1.9 a | 2.0 a |
| Zone 6 | 2.6 c | 3.0 c | 2.5 c | 1.4 a | ** | 1.1 d | 0.2 b | ** | 2.1 b | 1.7 b |
| Zone 7 | ** | 5.2 d | 5.2 d | 3.2 d | 1.0 d | ** | 0.3 b | 0.5 b | 2.8 b | 2.5 b |
| Zone 8 | 3.6 d | 3.5 d | ** | 4.9 d | ** | ** | ** | ** | 1.9 c | 3.0 d |
| Zone 9 | 4.2 d | 4.0 d | 1.6 c | 2.5 c | 2.3 c | ** | ** | ** | 2.5 c | 2.2 b |
| Zone 10 | ** | 3.0 c | 3.2 c | 2.6 b | 0.8 a | 1.2 a | 1.2 d | ** | 1.5 b | 1.7 b |
| Zone 11 | ** | 4.5 d | 4.1 b | 7.6 c | 2.2 b | 4.8 c | 1.4 d | ** | 2.5 b | 5.1 c |
| Zone 12 | 3.7 d | ** | 2.8 b | 3.6 b | 1.6 c | 2.4 c | 0.3 b | ** | 2.3 b | 3.4 b |
| Zone 13 | 2.4 b | 2.9 b | 5.1 b | 4.3 a | 4.4 b | 3.0 b | 3.6 c | 1.8 c | 4.4 b | 3.3 a |
| Zone 14 | 4.4 d | 4.5 c | 5.3 b | 4.9 b | 3.7 c | 4.6 b | ** | 3.1 d | 4.1 b | 4.5 b |
| Zone 15 | 6.8 b | 2.4 b | 4.2 a | 3.9 b | 2.9 a | 5.0 b | 2.7 b | 2.7 a | 3.6 a | 4.1 a |
| Zone 16 | 6.8 b | 3.1 c | 3.9 b | 3.3 b | 2.1 b | 2.4 b | 0.8 d | 0.7 a | 2.8 a | 2.5 a |
| Zone 17 | ** | 5.6 d | ** | 3.8 d | 1.1 a | 1.7 c | ** | ** | 1.6 c | 2.7 c |
| Zone 18 | ** | ** | 3.8 d | 3.0 d | 2.9 c | 2.5 c | ** | ** | 3.1 c | 2.6 b |
| Montréal Island (Zones 1-18) | 3.7 b | 3.8 b | 3.1 b | 3.3 b | 2.1 a | 2.3 a | 1.7 c | 1.8 b | 2.6 a | 2.7 a |
| Laval Zone 19 | 0.0 c | 0.7 b | 3.1 c | 1.3 a | 2.0 b | 2.6 b | 0.6 b | 4.6 d | 2.1 b | 2.6 a |
| Zone 20 | 5.7 d | ** | 1.1 d | 2.2 c | 1.0 a | 0.5 b | 0.7 b | ** | 1.1 a | 1.0 a |
| Zone 21 | 0.0 c | 6.4 c | 2.6 c | 4.7 d | 2.0 c | 4.2 d | 0.9 a | 1.4 d | 1.6 c | 3.4 c |
| Zone 22 | 1.8 c | 0.0 d | 6.2 c | 5.8 b | 2.6 b | 3.0 b | ** | ** | 3.3 c | 3.6 b |
| Zone 23 | 0.0 d | 0.0 d | 1.7 b | 2.9 c | 0.9 a | 1.6 c | 0.5 b | 1.5 d | 1.0 a | 1.8 b |
| Zone 24 | 4.2 d | ** | 1.6 c | 1.9 c | 0.7 a | 2.9 c | 0.4 b | 1.2 d | 0.9 a | 2.6 b |
| Laval (Zones 19-24) | 2.8 c | 3.5 d | 2.7 a | 2.5 a | 1.5 a | 1.9 a | 0.7 a | 2.6 b | 1.7 a | 2.2 a |
| North-Shore Zone 25 | ** | ** | ** | ** | 0.9 a | 2.0 c | ** | 0.4 b | 1.2 a | 1.7 c |
| Zone 26 | ** | ** | ** | 2.4 c | 1.5 c | 3.7 d | ** | ** | 2.0 c | 3.1 d |
| Zone 27 | ** | 0.0 d | 0.7 b | 2.6 c | 0.1 b | 2.6 c | 0.2 b | ** | 0.3 b | 2.7 b |
| Zone 28 | 2.2 c | 1.9 b | 1.7 c | 1.5 d | 2.1 c | 1.1 a | ** | ** | 2.2 b | 1.6 c |
| Zone 29 | ** | ** | 4.9 d | 3.2 d | 2.8 c | 1.5 a | ** | ** | 3.6 c | 2.3 c |
| North-Shore (Zones 25-29) | 5.1 d | 3.7 d | 3.5 c | 2.6 b | 1.5 b | 2.4 b | 1.5 c | 1.9 c | 2.0 a | 2.4 a |
| Laval/North-Shore (Zones 19-29) | 4.2 d | 3.6 d | 3.1 c | 2.6 a | 1.5 a | 2.2 a | 1.2 a | 2.1 b | 1.9 a | 2.3 a |
| South-Shore Zone 30 | 3.2 d | 5.6 d | 4.3 c | 4.5 c | 3.4 d | 3.9 c | 3.4 d | 5.4 d | 3.6 c | 4.4 c |
| Zone 31 | ** | ** | 2.1 b | 2.9 b | 1.9 b | 3.0 c | 1.2 d | 3.6 d | 1.8 a | 3.1 b |
| Zone 32 | 0.0 d | ** | 4.1 d | 4.1 d | 3.0 b | 1.1 a | 2.6 c | 1.4 d | 3.1 c | 1.7 b |
| Zone 33 | ** | 0.0 d | 2.4 c | 3.3 d | 0.7 a | 1.3 a | ** | ** | 1.0 a | 1.3 a |
| Zone 34 | ** | 5.9 d | ** | ** | 0.2 b | 1.0 d | 0.4 b | ** | 0.6 a | 1.3 a |
| South-Shore (Zones 30-34) | 2.5 c | 4.3 d | 3.4 b | 3.8 b | 2.5 a | 2.8 a | 2.3 c | 3.7 d | 2.6 a | 3.2 b |
| Zone 35 | ** | ** | ** | 3.2 d | 2.3 c | 3.0 d | ** | ** | 2.1 c | 3.1 c |
| Suburbs (Zones 19-35) | 3.4 c | 4.0 c | 3.2 b | 3.2 b | 1.9 a | 2.4 a | 1.3 b | 2.9 b | 2.2 a | 2.7 a |
| **Montréal CMA** | 3.7 b | 3.8 b | 3.2 a | 3.3 a | 2.0 a | 2.3 a | 1.7 b | 2.1 b | 2.5 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.2 Private Apartment Average Rents ($)
## by Zone and Bedroom Type
## Montréal CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Montréal Island Zone 1 | 670 a | 712 a | 938 a | 968 a | 1,211 b | 1,316 a | 1,353 b | 1,512 c | 967 a | 1,017 a |
| Zone 2 | 433 a | 470 b | 530 a | 553 b | 586 a | 648 a | 710 c | 708 b | 570 a | 604 a |
| Zone 3 | 457 b | 480 a | 591 a | 594 a | 668 a | 684 a | 823 b | 855 a | 649 a | 667 a |
| Zone 4 | 522 a | 546 a | 701 a | 726 a | 865 a | 927 a | 1,137 b | 1,227 b | 790 a | 835 a |
| Zone 5 | 502 a | 512 a | 656 a | 686 a | 797 a | 833 a | 938 b | 1,043 b | 717 a | 760 a |
| Zone 6 | 576 a | 588 a | 669 a | 727 a | 794 b | 803 a | 1,062 c | 1,057 b | 711 a | 764 a |
| Zone 7 | 430 b | 453 a | 495 a | 530 a | 557 a | 624 a | 711 b | 786 c | 539 a | 584 a |
| Zone 8 | 478 b | 488 b | 515 b | 518 a | 615 b | 645 a | 809 b | 838 b | 607 a | 617 a |
| Zone 9 | 467 a | 456 a | 527 a | 554 a | 611 a | 652 a | 778 c | 806 b | 581 a | 605 a |
| Zone 10 | 456 a | 470 a | 586 a | 595 a | 641 a | 660 a | 769 a | 778 a | 646 a | 658 a |
| Zone 11 | 432 a | 442 a | 502 a | 512 a | 562 a | 575 a | 644 a | 697 a | 553 a | 572 a |
| Zone 12 | 424 a | 431 a | 519 a | 531 a | 619 a | 635 a | 798 c | 831 b | 559 a | 565 a |
| Zone 13 | 527 a | 542 a | 661 a | 670 a | 771 a | 791 a | 794 a | 809 a | 719 a | 736 a |
| Zone 14 | 464 a | 491 a | 563 a | 587 a | 635 a | 655 a | 713 b | 755 a | 609 a | 633 a |
| Zone 15 | 563 a | 567 a | 737 a | 776 a | 917 a | 946 a | 1,001 a | 1,044 a | 850 a | 880 a |
| Zone 16 | 523 a | 534 a | 655 a | 655 a | 755 a | 754 a | 850 b | 833 a | 719 a | 722 a |
| Zone 17 | 446 b | 446 a | 498 a | 518 a | 576 a | 592 a | 653 b | 732 b | 555 a | 581 a |
| Zone 18 | 483 c | 498 b | 502 a | 515 a | 585 a | 606 a | 699 b | 741 a | 583 a | 609 a |
| Montréal Island (Zones 1-18) | 519 a | 531 a | 612 a | 636 a | 681 a | 715 a | 840 a | 909 a | 656 a | 688 a |
| Laval Zone 19 | 470 a | 438 a | 587 a | 615 a | 689 a | 747 a | 869 b | 876 b | 677 a | 729 a |
| Zone 20 | 484 a | 514 b | 525 a | 533 a | 608 a | 616 a | 708 a | 726 a | 596 a | 607 a |
| Zone 21 | 508 a | 500 a | 526 a | 572 a | 604 a | 617 a | 634 a | 681 a | 601 a | 630 a |
| Zone 22 | 425 a | 427 a | 609 a | 597 a | 632 a | 642 a | 676 a | 720 a | 626 a | 635 a |
| Zone 23 | 455 b | 476 b | 587 a | 580 a | 646 a | 651 a | 761 b | 775 a | 645 a | 647 a |
| Zone 24 | 462 a | 506 b | 500 a | 526 a | 619 a | 644 a | 734 a | 800 a | 618 a | 648 a |
| Laval (Zones 19-24) | 477 a | 483 a | 563 a | 578 a | 641 a | 665 a | 730 a | 779 a | 631 a | 659 a |
| North-Shore Zone 25 | 421 b | 446 a | 527 a | 563 a | 646 a | 679 a | 736 a | 772 a | 646 a | 678 a |
| Zone 26 | ** | 453 b | 553 a | 580 a | 623 a | 667 a | 740 a | 765 a | 635 a | 669 a |
| Zone 27 | 434 c | 475 b | 550 a | 586 a | 678 a | 733 a | 720 a | 751 a | 646 a | 701 a |
| Zone 28 | 441 a | 456 a | 528 a | 551 a | 616 a | 647 a | 714 a | 716 b | 612 a | 640 a |
| Zone 29 | 382 b | 415 a | 490 a | 513 a | 558 a | 585 a | 715 a | 732 b | 549 a | 578 a |
| North-Shore (Zones 25-29) | 399 a | 440 a | 523 a | 547 a | 622 a | 663 a | 727 a | 748 a | 614 a | 649 a |
| Laval/North-Shore (Zones 19-29) | 427 a | 456 a | 541 a | 561 a | 631 a | 664 a | 728 a | 760 a | 622 a | 653 a |
| South-Shore Zone 30 | 449 a | 454 a | 582 a | 590 a | 638 a | 652 a | 747 a | 736 a | 640 a | 644 a |
| Zone 31 | 441 a | 476 b | 577 a | 589 a | 660 a | 675 a | 734 a | 744 b | 644 a | 658 a |
| Zone 32 | 445 a | 433 a | 540 a | 558 a | 632 a | 650 a | 695 a | 738 a | 626 a | 646 a |
| Zone 33 | 437 a | 469 b | 569 a | 570 a | 658 a | 667 a | 715 a | 781 a | 650 a | 669 a |
| Zone 34 | 406 a | 433 a | 546 a | 563 a | 634 a | 651 a | 700 a | 704 a | 633 a | 645 a |
| South-Shore (Zones 30-34) | 443 a | 459 a | 575 a | 585 a | 645 a | 660 a | 732 a | 740 a | 640 a | 651 a |
| Zone 35 | 443 a | 491 a | 513 a | 531 a | 631 a | 669 a | 724 a | 790 c | 624 a | 664 a |
| Suburbs (Zones 19-35) | 434 a | 458 a | 557 a | 573 a | 637 a | 662 a | 730 a | 751 a | 630 a | 652 a |
| **Montréal CMA** | 514 a | 526 a | 604 a | 627 a | 669 a | 700 a | 812 a | 860 a | 650 a | 680 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Montréal CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Montréal Island Zone 1 | 152 a | 5,407 | 142 a | 8,170 | 76 b | 4,369 | 12 a | 1,501 | 383 a | 19,447 |
| Zone 2 | ** | 2,634 | 338 d | 8,432 | 258 c | 11,060 | ** | 2,692 | 754 d | 24,817 |
| Zone 3 | 24 d | 470 | 119 c | 2,931 | 169 d | 4,894 | ** | 1,063 | 356 c | 9,358 |
| Zone 4 | 111 b | 3,410 | 453 b | 10,990 | 292 a | 11,006 | 70 c | 3,005 | 926 b | 28,411 |
| Zone 5 | 109 c | 3,273 | 301 a | 13,991 | 192 b | 11,926 | 43 a | 3,423 | 645 a | 32,614 |
| Zone 6 | 241 c | 8,006 | 144 a | 10,315 | 149 d | 13,290 | ** | 4,365 | 626 b | 35,976 |
| Zone 7 | 230 d | 4,384 | 311 d | 9,741 | ** | 14,759 | 15 b | 3,003 | 788 b | 31,888 |
| Zone 8 | 87 d | 2,466 | 399 d | 8,132 | ** | 10,649 | ** | 3,272 | 745 d | 24,520 |
| Zone 9 | 223 d | 5,578 | 286 c | 11,534 | ** | 14,936 | ** | 3,357 | 793 b | 35,405 |
| Zone 10 | 16 c | 541 | 95 b | 3,629 | 111 a | 9,230 | ** | 2,630 | 271 b | 16,030 |
| Zone 11 | 32 d | 704 | 249 c | 3,271 | 488 c | 10,225 | ** | 1,876 | 822 c | 16,075 |
| Zone 12 | ** | 2,612 | 298 b | 8,253 | 183 c | 7,584 | ** | 657 | 653 b | 19,106 |
| Zone 13 | 21 b | 715 | 216 a | 4,980 | 180 b | 5,991 | 32 c | 1,795 | 448 a | 13,481 |
| Zone 14 | 29 c | 654 | 150 b | 3,078 | 222 b | 4,835 | 32 d | 1,045 | 434 b | 9,612 |
| Zone 15 | 5 b | 196 | 36 b | 933 | 71 b | 1,413 | 12 a | 459 | 124 a | 3,001 |
| Zone 16 | 16 c | 509 | 83 b | 2,519 | 113 b | 4,658 | 7 a | 1,087 | 219 a | 8,773 |
| Zone 17 | 36 d | 641 | 125 d | 3,289 | 120 c | 6,986 | ** | 1,347 | 327 c | 12,263 |
| Zone 18 | ** | 200 | 40 d | 1,318 | 169 c | 6,623 | ** | 1,302 | 249 b | 9,442 |
| Montréal Island (Zones 1-18) | 1,611 b | 42,401 | 3,785 b | 115,505 | 3,490 a | 154,435 | 678 b | 37,878 | 9,565 a | 350,219 |
| Laval Zone 19 | 1 b | 146 | 24 a | 1,747 | 122 b | 4,638 | 47 d | 1,018 | 194 a | 7,548 |
| Zone 20 | ** | 191 | 30 c | 1,337 | 25 b | 5,186 | ** | 540 | 72 a | 7,254 |
| Zone 21 | 5 c | 78 | 10 d | 214 | 44 d | 1,031 | 9 d | 666 | 68 c | 1,989 |
| Zone 22 | 0 d | 28 | 29 b | 504 | 41 b | 1,345 | ** | 195 | 75 b | 2,072 |
| Zone 23 | 0 d | 28 | 14 c | 486 | 25 c | 1,584 | 4 d | 284 | 44 b | 2,382 |
| Zone 24 | ** | 66 | 5 c | 243 | 35 c | 1,223 | 3 d | 277 | 47 b | 1,810 |
| Laval (Zones 19-24) | 19 d | 537 | 111 a | 4,532 | 292 a | 15,007 | 77 b | 2,979 | 499 a | 23,055 |
| North-Shore Zone 25 | ** | 180 | ** | 632 | 66 c | 3,302 | 4 b | 1,124 | 89 c | 5,238 |
| Zone 26 | ** | 178 | 21 c | 855 | 199 d | 5,366 | ** | 1,357 | 242 d | 7,756 |
| Zone 27 | 0 d | 80 | 26 c | 984 | 83 c | 3,201 | ** | 526 | 130 b | 4,791 |
| Zone 28 | 3 b | 161 | 11 d | 752 | 37 a | 3,241 | ** | 946 | 82 c | 5,100 |
| Zone 29 | ** | 352 | 72 d | 2,272 | 48 a | 3,242 | ** | 1,286 | 167 c | 7,152 |
| North-Shore (Zones 25-29) | 35 d | 951 | 145 b | 5,495 | 432 b | 18,353 | 97 c | 5,239 | 710 a | 30,036 |
| Laval/North-Shore (Zones 19-29) | 54 d | 1,488 | 256 a | 10,027 | 724 a | 33,360 | 174 b | 8,218 | 1,209 a | 53,093 |
| South-Shore Zone 30 | 47 d | 846 | 240 c | 5,394 | 387 c | 9,937 | 207 d | 3,852 | 881 c | 20,029 |
| Zone 31 | ** | 383 | 94 b | 3,182 | 219 c | 7,243 | 71 d | 1,976 | 396 b | 12,783 |
| Zone 32 | ** | 74 | 40 d | 976 | 40 a | 3,679 | 13 d | 928 | 95 b | 5,656 |
| Zone 33 | 0 d | 149 | 17 d | 521 | 38 a | 2,940 | ** | 738 | 55 a | 4,348 |
| Zone 34 | 4 d | 72 | ** | 370 | 11 d | 1,135 | ** | 535 | 27 a | 2,113 |
| South-Shore (Zones 30-34) | 66 d | 1,523 | 395 b | 10,444 | 695 a | 24,934 | 298 d | 8,028 | 1,454 b | 44,929 |
| Zone 35 | ** | 61 | 7 d | 208 | 38 d | 1,234 | ** | 273 | 55 c | 1,777 |
| Suburbs (Zones 19-35) | 122 c | 3,072 | 658 b | 20,679 | 1,457 a | 59,527 | 481 b | 16,519 | 2,718 a | 99,798 |
| **Montréal CMA** | 1,733 b | 45,473 | 4,443 a | 136,183 | 4,948 a | 213,963 | 1,159 b | 54,397 | 12,283 a | 450,017 |

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Montréal Island Zone 1 | 4.3 c | 4.0 b | 3.7 c | 3.3 b | 5.1 b | 3.4 b | 2.1 c | 1.8 b | 4.1 b | 3.4 a |
| Zone 2 | ** | ** | 3.2 d | 4.0 d | 2.7 c | 2.3 c | ** | ** | 3.0 b | 3.0 d |
| Zone 3 | ** | 5.2 d | 5.6 c | 5.3 c | 1.2 a | 3.5 d | ** | ** | 3.0 c | 4.3 b |
| Zone 4 | 3.4 b | 3.8 b | 4.8 b | 4.6 b | 4.6 b | 3.0 b | 3.6 c | 2.6 c | 4.4 b | 3.7 b |
| Zone 5 | 5.2 c | 3.9 c | 2.8 a | 2.9 a | 2.6 b | 2.0 b | 1.2 d | 1.5 c | 2.8 a | 2.5 a |
| Zone 6 | 3.4 c | 3.6 c | 3.1 d | 1.8 c | ** | 1.1 d | 0.2 b | ** | 2.6 b | 2.0 b |
| Zone 7 | ** | 5.4 d | 6.0 d | 3.2 d | 1.7 c | ** | 0.3 b | 0.7 b | 3.6 c | 2.6 b |
| Zone 8 | 4.5 d | 3.6 d | ** | 5.5 d | 1.5 d | ** | ** | ** | 2.2 c | 3.4 d |
| Zone 9 | 5.9 d | 5.2 d | ** | 2.6 c | 3.0 c | ** | ** | ** | 3.5 c | 2.5 b |
| Zone 10 | ** | 4.1 d | 4.4 c | 3.4 b | 1.4 a | 1.6 c | 1.3 d | ** | 2.1 b | 2.2 b |
| Zone 11 | ** | 5.0 d | 4.4 b | 7.9 c | 2.2 b | 4.8 c | 1.4 d | ** | 2.5 b | 5.2 c |
| Zone 12 | 5.6 c | ** | 4.3 c | 4.8 c | 2.1 c | 3.4 d | 0.7 b | ** | 3.4 b | 4.4 b |
| Zone 13 | 3.4 c | 3.7 c | 7.1 b | 5.5 a | 7.2 b | 4.0 a | 5.3 c | 3.1 c | 6.7 a | 4.4 a |
| Zone 14 | 6.8 c | 4.8 c | 8.6 b | 5.0 b | 7.3 b | 5.0 b | ** | 3.3 d | 7.3 b | 4.8 b |
| Zone 15 | 10.5 c | 3.4 c | 5.8 a | 6.0 a | 4.3 a | 6.5 a | 6.8 b | 3.4 b | 5.6 a | 5.7 a |
| Zone 16 | 9.4 c | 4.1 c | 4.9 b | 4.7 b | 3.1 d | 3.8 c | 1.2 a | 1.0 a | 3.9 c | 3.7 b |
| Zone 17 | ** | 5.6 d | 4.2 d | 3.8 d | 2.4 c | 1.7 c | ** | ** | 3.1 c | 2.7 c |
| Zone 18 | ** | ** | ** | 4.1 d | 3.9 c | 2.9 c | ** | 2.9 c | 4.4 c | 3.2 c |
| **Montréal Island (Zones 1-18)** | **4.9 b** | **4.4 b** | **4.2 a** | **3.9 a** | **2.9 a** | **2.6 a** | **2.1 b** | **2.0 b** | **3.5 a** | **3.2 a** |
| Laval Zone 19 | 0.0 c | 0.7 b | 3.3 c | 1.8 b | 2.6 b | 3.0 c | 0.6 b | 4.7 d | 2.5 b | 2.9 a |
| Zone 20 | ** | 5.1 d | 1.8 c | 2.3 c | 1.2 a | 1.3 a | 1.1 d | ** | 1.5 a | 1.6 c |
| Zone 21 | 0.0 c | 6.4 c | 3.0 d | 5.2 d | 2.6 c | 5.2 d | 0.9 a | 1.4 d | 1.9 c | 4.0 c |
| Zone 22 | 1.8 c | 0.0 c | 6.2 c | 6.4 b | 2.7 b | 4.6 b | ** | ** | 3.5 c | 5.0 b |
| Zone 23 | 0.0 d | 0.0 d | 2.1 b | 3.1 d | 1.8 c | 1.9 c | 1.4 d | 1.5 d | 1.8 b | 2.1 b |
| Zone 24 | 4.2 d | ** | 1.6 c | 1.9 c | 0.9 a | 3.7 c | 0.4 b | 1.2 d | 1.0 a | 3.2 c |
| **Laval (Zones 19-24)** | **3.0 d** | **3.7 d** | **3.0 a** | **2.8 a** | **1.9 a** | **2.7 a** | **0.9 a** | **2.8 b** | **2.1 a** | **2.7 a** |
| North-Shore Zone 25 | ** | ** | ** | ** | 0.9 a | 2.2 c | ** | 0.4 b | 1.3 a | 1.8 c |
| Zone 26 | ** | ** | ** | 2.4 c | 1.5 c | 3.7 d | ** | ** | 2.0 c | 3.2 d |
| Zone 27 | ** | 0.0 d | 1.1 d | 2.6 c | 0.2 b | 3.0 c | 0.2 b | ** | 0.5 a | 3.0 b |
| Zone 28 | 2.2 c | 3.9 d | 1.9 c | 3.2 d | 2.5 c | 3.8 d | ** | 5.6 d | 2.4 b | 4.0 c |
| Zone 29 | ** | ** | 5.2 d | 3.2 d | 3.9 d | 1.5 c | ** | ** | 4.3 c | 2.4 c |
| **North-Shore (Zones 25-29)** | **5.1 d** | **4.0 d** | **3.8 c** | **2.9 b** | **1.8 b** | **2.9 a** | **1.6 c** | **2.3 c** | **2.3 a** | **2.9 a** |
| **Laval/North-Shore (Zones 19-29)** | **4.3 d** | **3.9 d** | **3.4 b** | **2.8 a** | **1.9 a** | **2.8 a** | **1.4 a** | **2.5 b** | **2.1 a** | **2.8 a** |
| South-Shore Zone 30 | ** | 5.9 d | 5.5 b | 6.0 b | 3.8 c | 4.9 c | 3.5 d | 5.5 d | 4.3 b | 5.4 b |
| Zone 31 | ** | ** | 2.3 b | 3.6 c | 2.1 b | 3.3 c | 1.5 a | 3.6 d | 2.1 a | 3.4 b |
| Zone 32 | 0.0 d | ** | 4.6 d | 5.6 c | 3.8 c | 1.5 a | 4.2 d | ** | 3.9 c | 2.7 b |
| Zone 33 | ** | 0.0 d | 3.0 d | 3.3 d | 0.9 a | 1.8 c | ** | ** | 1.3 a | 1.6 c |
| Zone 34 | ** | 5.9 d | 3.1 d | ** | 1.9 c | 1.2 a | 0.4 b | ** | 1.8 c | 1.3 a |
| **South-Shore (Zones 30-34)** | **4.3 d** | **4.5 d** | **4.2 b** | **4.9 b** | **2.9 a** | **3.4 b** | **2.6 b** | **4.1 d** | **3.2 b** | **3.9 b** |
| Zone 35 | ** | ** | ** | 3.2 d | 2.8 c | 4.0 d | ** | ** | 2.7 b | 3.7 d |
| **Suburbs (Zones 19-35)** | **4.3 c** | **4.2 c** | **3.8 b** | **3.9 a** | **2.3 a** | **3.1 a** | **2.0 b** | **3.3 c** | **2.6 a** | **3.3 a** |
| **Montréal CMA** | **4.8 b** | **4.4 b** | **4.1 a** | **3.9 a** | **2.7 a** | **2.7 a** | **2.1 b** | **2.4 a** | **3.3 a** | **3.3 a** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
### Montréal CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Montréal Island Zone 1 | ** | 3.8 d | ** | 3.8 d | 6.1 c | 5.5 d | ++ | ++ | 5.7 c | 3.5 d |
| Zone 2 | ** | ++ | 4.2 d | ++ | 2.3 c | ++ | ** | ++ | 4.3 d | ++ |
| Zone 3 | ** | 3.9 d | ++ | 3.2 d | 1.6 c | 2.5 b | ** | 3.1 d | 0.9 d | 3.5 c |
| Zone 4 | 5.0 c | 1.9 c | 3.3 c | 3.3 c | 3.1 c | 4.1 c | 5.3 d | ++ | 3.6 c | 3.2 c |
| Zone 5 | ** | 3.2 d | 1.4 a | 2.3 c | 1.9 c | ++ | ++ | ++ | 1.7 c | 1.7 c |
| Zone 6 | 2.1 c | 6.9 c | 3.3 d | ** | ++ | ** | ++ | ** | 2.1 c | 7.0 c |
| Zone 7 | 3.6 d | ** | 2.9 c | 6.4 c | 5.0 d | 3.7 d | ** | ++ | 4.3 d | 6.1 c |
| Zone 8 | ++ | ++ | ++ | ** | ** | ** | ++ | ++ | ** | 4.2 d |
| Zone 9 | ++ | 5.7 c | 3.9 c | 3.7 d | 1.0 d | 4.3 b | ++ | ** | 1.2 a | 5.5 b |
| Zone 10 | ** | 3.6 d | 2.0 c | 5.4 c | 2.2 c | 3.3 d | ++ | ++ | 2.5 c | 3.9 c |
| Zone 11 | 2.7 c | ++ | 2.9 b | 1.2 d | 2.5 c | 1.4 d | ** | ++ | 2.5 b | ++ |
| Zone 12 | 3.6 d | 2.8 c | 1.7 c | 3.4 d | 3.2 d | 1.7 c | ** | ++ | 2.5 b | 2.2 c |
| Zone 13 | 1.5 d | 3.4 d | 1.6 c | 1.8 c | 1.9 c | 2.1 c | ** | ++ | 2.0 b | 2.1 c |
| Zone 14 | ** | 5.3 d | 1.3 a | 3.4 c | ++ | 3.7 d | ++ | ++ | 1.4 a | 3.2 d |
| Zone 15 | 2.5 b | 1.5 d | ++ | ** | ++ | ++ | -2.6 c | 5.7 d | ++ | ++ |
| Zone 16 | 4.8 d | 3.8 b | 2.9 b | 3.5 c | 2.9 b | 2.7 b | 3.3 d | 3.4 d | 3.2 c | 3.0 a |
| Zone 17 | ** | ** | ++ | 2.1 c | ** | ++ | ++ | ** | 2.6 c | ** |
| Zone 18 | 4.7 b | ++ | 1.5 d | -1.4 d | 2.4 c | ++ | 3.7 c | -4.7 c | 2.7 b | ++ |
| **Montréal Island (Zones 1-18)** | **2.7 a** | **4.1 b** | **3.0 c** | **3.5 b** | **2.6 a** | **3.3 b** | **3.7 d** | ** | **2.7 a** | **3.6 b** |
| Laval Zone 19 | ** | ++ | 5.3 c | ++ | 3.5 d | ++ | ++ | ++ | 3.9 c | ++ |
| Zone 20 | ** | 1.3 d | ** | ++ | 3.4 d | 3.5 d | ** | 5.6 d | 3.6 d | 2.4 c |
| Zone 21 | ** | 12.7 d | 5.4 d | ++ | ** | ** | ** | ++ | 4.3 d | 2.3 c |
| Zone 22 | ++ | ++ | ** | ** | 2.6 c | 5.5 c | ++ | ** | 2.5 c | 4.8 c |
| Zone 23 | ++ | ** | ** | 11.2 d | 3.0 d | ** | ++ | ** | 2.7 c | 7.9 c |
| Zone 24 | 2.6 c | 1.4 a | ** | 5.2 d | ++ | 4.1 d | ++ | 3.8 d | ** | 3.8 c |
| **Laval (Zones 19-24)** | **4.5 d** | **1.8 c** | **3.7 c** | **1.9 c** | **3.4 c** | **2.4 c** | **2.5 c** | ** | **3.4 b** | **2.1 c** |
| North-Shore Zone 25 | ++ | 4.4 d | ** | 5.8 c | ** | ** | ++ | ++ | ** | 3.3 d |
| Zone 26 | ++ | ** | ** | 3.9 d | 4.7 c | 5.0 c | 2.1 c | ++ | 2.9 c | 4.5 c |
| Zone 27 | ++ | ++ | 4.1 d | 5.6 d | 2.6 c | ** | ** | ** | 2.3 c | 5.8 d |
| Zone 28 | ** | ** | 4.5 c | 2.5 c | 4.8 d | ** | ** | ++ | 4.3 c | 2.9 c |
| Zone 29 | ++ | 3.1 d | 3.1 d | 2.0 c | ** | 3.0 d | ** | ** | 2.7 c | 2.2 c |
| **North-Shore (Zones 25-29)** | **2.5 c** | ** | **2.6 b** | **3.8 c** | **3.7 c** | **4.2 c** | **2.6 c** | **2.3 c** | **2.8 b** | **3.7 b** |
| **Laval/North-Shore (Zones 19-29)** | **3.4 d** | **1.2 d** | **3.1 b** | **2.9 b** | **3.6 b** | **3.4 b** | **2.5 c** | **2.2 c** | **3.1 b** | **3.0 a** |
| South-Shore Zone 30 | 1.0 d | 3.9 c | 2.8 c | 1.6 c | 2.3 b | 2.0 c | ** | ++ | 2.0 c | 1.9 b |
| Zone 31 | ++ | ++ | 1.4 a | 1.8 c | 2.6 c | ** | 2.5 c | 4.0 d | 2.1 b | 2.2 c |
| Zone 32 | ++ | ** | ++ | 6.4 c | ++ | 4.4 d | -4.4 d | 10.8 d | ++ | 3.5 d |
| Zone 33 | ** | ++ | ++ | ++ | ++ | ++ | ** | ++ | ** | ++ |
| Zone 34 | ++ | ** | ++ | ** | 2.7 c | 3.4 d | ++ | ** | 3.0 c | 3.8 d |

**(continued)**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Montréal CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| South-Shore (Zones 30-34) | ++ | 3.5 c | 1.9 c | 2.1 b | 1.9 b | 2.2 b | ** | 3.0 c | 1.8 b | 2.2 a |
| Zone 35 | ** | ** | ** | ++ | ** | ++ | ** | ** | ** | ** |
| Suburbs (Zones 19-35) | 1.8 c | 2.6 b | 2.5 a | 2.4 a | 2.8 a | 2.8 a | 2.1 c | 2.6 b | 2.5 a | 2.6 a |
| **Montréal CMA** | 2.6 a | 3.9 b | 2.9 a | 3.3 b | 2.6 a | 3.1 b | 3.2 c | 2.4 c | 2.7 a | 3.4 a |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island (Zones 1-18)** | | | | | | | | | | |
| Unknown | ** | 0.6 b | ** | 3.2 d | ** | 1.3 a | 0.6 b | ** | 1.6 c | 2.0 c |
| Pre 1940 | ** | 4.0 d | 1.9 c | 2.6 c | 1.7 c | 2.0 c | ** | 1.8 c | 1.8 b | 2.3 b |
| 1940 - 1959 | 3.9 c | 3.5 c | 3.5 c | 3.6 c | 2.1 b | 1.8 b | 1.8 b | 1.1 a | 2.8 a | 2.6 a |
| 1960 - 1974 | 4.3 a | 4.4 a | 3.7 a | 3.6 a | 2.6 a | 3.2 b | 1.8 b | 1.7 b | 3.2 a | 3.4 a |
| 1975 - 1989 | 2.7 a | 2.9 a | 3.1 b | 3.3 b | 1.8 b | 2.1 b | 1.0 a | 1.5 c | 2.2 a | 2.5 a |
| 1990 - 1999 | ** | ** | 3.6 d | ** | 1.2 d | ** | ** | ** | 1.9 c | 1.8 c |
| 2000+ | 0.4 b | 2.8 c | 1.3 a | 0.9 a | 2.9 c | 1.6 c | ** | 0.4 b | 2.1 c | 1.4 a |
| Total | 3.7 b | 3.8 b | 3.1 b | 3.3 b | 2.1 a | 2.3 a | 1.7 c | 1.8 b | 2.6 a | 2.7 a |
| **Laval/North-Shore (Zones 19-29)** | | | | | | | | | | |
| Unknown | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Pre 1940 | ** | ** | ** | ** | ** | 0.4 b | ** | ** | 4.4 d | 0.9 d |
| 1940 - 1959 | ** | 0.0 d | 1.2 d | ** | 2.5 c | ** | ** | ** | 2.5 c | ** |
| 1960 - 1974 | 3.5 d | 4.1 c | 3.6 c | 3.8 c | 2.0 b | 2.7 b | 1.1 a | 2.6 c | 2.3 a | 3.0 a |
| 1975 - 1989 | 4.2 d | 4.9 d | 2.6 b | 2.3 b | 1.3 a | 2.2 a | 1.0 d | 2.7 c | 1.6 a | 2.3 a |
| 1990 - 1999 | ** | ** | ** | ** | 0.2 b | 1.1 d | ** | ** | 1.4 d | 1.0 a |
| 2000+ | ** | ** | 1.4 a | 1.4 a | 1.8 c | 2.3 c | 0.4 b | 2.2 c | 1.6 c | 2.2 b |
| Total | 4.2 d | 3.6 d | 3.1 c | 2.6 a | 1.5 a | 2.2 a | 1.2 a | 2.1 b | 1.9 a | 2.3 a |
| **South-Shore (Zones 30-34)** | | | | | | | | | | |
| Unknown | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Pre 1940 | ** | ** | ** | ** | ** | 0.0 d | ** | ** | ** | ** |
| 1940 - 1959 | ** | ** | ** | ** | ** | ** | ** | ** | 1.5 d | ** |
| 1960 - 1974 | 3.7 d | ** | 4.0 c | 4.3 c | 3.4 d | 3.6 c | 2.9 c | 4.5 d | 3.4 c | 4.1 b |
| 1975 - 1989 | 1.2 a | 2.3 c | 3.4 b | 4.0 b | 2.2 b | 2.8 b | 2.3 c | ** | 2.5 a | 3.1 c |
| 1990 - 1999 | 0.0 d | ** | 1.0 d | 1.6 c | 0.5 b | 1.4 d | 0.2 b | ** | 0.5 a | 1.5 c |
| 2000+ | ** | ** | 0.7 a | 2.6 c | 2.3 c | 1.3 a | ** | 0.4 b | 2.1 c | 1.4 a |
| Total | 2.5 c | 4.3 d | 3.4 b | 3.8 b | 2.5 a | 2.8 a | 2.3 c | 3.7 d | 2.6 a | 3.2 b |
| **Montréal CMA** | | | | | | | | | | |
| Unknown | ** | 0.5 b | ** | 3.2 d | ** | 1.3 a | 0.6 b | ** | 1.6 c | 2.0 c |
| Pre 1940 | 2.6 c | 4.0 d | 1.9 c | 2.5 c | 1.8 c | 2.0 c | ** | 1.8 c | 1.9 b | 2.3 b |
| 1940 - 1959 | 3.8 c | 3.4 c | 3.4 c | 3.6 c | 2.0 b | 1.8 b | 1.9 b | 1.7 c | 2.7 a | 2.6 a |
| 1960 - 1974 | 4.3 a | 4.5 a | 3.7 a | 3.6 a | 2.6 a | 3.2 a | 2.0 b | 2.5 b | 3.2 a | 3.5 a |
| 1975 - 1989 | 2.8 a | 3.0 b | 3.1 b | 3.2 b | 1.7 a | 2.3 a | 1.3 a | 2.4 c | 2.1 a | 2.6 a |
| 1990 - 1999 | ** | ** | 3.7 d | 1.9 c | 0.6 a | 1.5 c | 1.3 d | 0.9 d | 1.3 a | 1.4 a |
| 2000+ | 0.3 b | 2.5 c | 1.3 a | 1.4 a | 2.3 b | 2.1 b | 1.2 d | 1.7 c | 2.0 b | 1.9 a |
| Total | 3.7 b | 3.8 b | 3.2 a | 3.3 a | 2.0 a | 2.3 a | 1.7 b | 2.1 b | 2.5 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($)
## by Year of Construction and Bedroom Type
## Montréal CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island (Zones 1-18)** | | | | | | | | | | |
| Unknown | 446 b | 468 d | 557 b | 570 a | 631 b | 673 a | 786 c | 889 b | 629 b | 661 a |
| Pre 1940 | 541 b | 504 b | 548 a | 578 a | 660 a | 686 a | 847 b | 930 b | 654 a | 684 a |
| 1940 - 1959 | 461 a | 492 a | 557 a | 584 a | 628 a | 693 a | 862 b | 850 b | 599 a | 641 a |
| 1960 - 1974 | 527 a | 541 a | 652 a | 677 a | 721 a | 742 a | 854 a | 929 a | 674 a | 698 a |
| 1975 - 1989 | 596 a | 624 a | 677 a | 692 a | 689 a | 722 a | 852 b | 912 b | 691 a | 721 a |
| 1990 - 1999 | 475 c | 554 c | 696 b | 633 c | 701 a | 707 b | 837 c | 892 b | 702 a | 709 a |
| 2000+ | 695 c | 792 b | 892 c | 842 b | 1,025 c | 1,048 c | ** | ** | 957 c | 967 b |
| Total | 519 a | 531 a | 612 a | 636 a | 681 a | 715 a | 848 a | 909 a | 656 a | 688 a |
| **Laval/North-Shore (Zones 19-29)** | | | | | | | | | | |
| Unknown | ** | 423 d | 489 b | ** | 495 c | 536 b | 578 b | 711 d | 478 b | 508 c |
| Pre 1940 | 401 a | 430 a | 457 b | 457 c | 571 b | 582 b | 577 c | 585 d | 530 b | 543 b |
| 1940 - 1959 | 341 d | 468 c | 459 a | 486 b | 543 a | 557 a | 629 c | ** | 511 a | 571 b |
| 1960 - 1974 | 469 a | 472 a | 532 a | 555 a | 599 a | 620 a | 696 a | 702 a | 592 a | 612 a |
| 1975 - 1989 | 436 a | 450 a | 541 a | 550 a | 614 a | 628 a | 710 a | 742 a | 608 a | 623 a |
| 1990 - 1999 | ** | ** | 545 b | 552 a | 650 a | 679 a | 759 a | 768 a | 671 a | 681 a |
| 2000+ | ** | ** | 664 a | 716 a | 810 a | 855 a | 896 a | 940 a | 800 a | 852 a |
| Total | 427 a | 456 a | 541 a | 561 a | 631 a | 664 a | 728 a | 760 a | 622 a | 653 a |
| **South-Shore (Zones 30-34)** | | | | | | | | | | |
| Unknown | ** | 507 c | 426 b | 515 c | 561 b | 622 b | ** | 686 c | 527 c | 602 b |
| Pre 1940 | ** | ** | 473 b | ** | 573 d | 645 c | ** | ** | 513 c | 590 b |
| 1940 - 1959 | 420 d | 442 b | 508 a | 518 b | 569 a | 567 b | 780 b | 702 b | 565 a | 572 b |
| 1960 - 1974 | 440 a | 451 a | 592 a | 599 a | 643 a | 661 a | 726 a | 739 a | 642 a | 653 a |
| 1975 - 1989 | 467 a | 467 a | 567 a | 579 a | 631 a | 640 a | 729 a | 734 a | 627 a | 634 a |
| 1990 - 1999 | 409 a | 483 d | 564 a | 574 a | 652 a | 672 a | 723 a | 742 a | 663 a | 685 a |
| 2000+ | ** | ** | 772 a | 763 b | 795 a | 832 a | 888 a | 886 a | 802 a | 828 a |
| Total | 443 a | 459 a | 575 a | 585 a | 645 a | 660 a | 732 a | 740 a | 640 a | 651 a |
| **Montréal CMA** | | | | | | | | | | |
| Unknown | 430 b | 465 c | 550 b | 567 a | 620 b | 669 a | 780 c | 884 b | 618 b | 657 a |
| Pre 1940 | 536 b | 502 b | 547 a | 576 a | 657 a | 684 a | 842 b | 924 b | 651 a | 682 a |
| 1940 - 1959 | 458 a | 491 a | 554 a | 580 a | 623 a | 685 a | 853 b | 838 b | 596 a | 637 a |
| 1960 - 1974 | 523 a | 536 a | 642 a | 664 a | 697 a | 718 a | 804 a | 852 a | 664 a | 686 a |
| 1975 - 1989 | 568 a | 587 a | 624 a | 638 a | 651 a | 671 a | 769 a | 807 a | 652 a | 673 a |
| 1990 - 1999 | 472 c | 548 c | 607 a | 591 b | 670 a | 691 a | 768 a | 785 a | 680 a | 694 a |
| 2000+ | 686 c | 769 b | 790 b | 795 b | 851 a | 898 a | 928 b | 969 b | 843 a | 883 a |
| Total | 514 a | 526 a | 604 a | 627 a | 669 a | 700 a | 812 a | 860 a | 650 a | 680 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island (Zones 1-18)** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 1.7 c | 2.8 c | 1.1 a | 1.3 a | ** | 2.0 c | 1.5 a | 1.9 b |
| 6 to 19 Units | 3.9 d | 4.1 d | 3.4 c | 2.9 b | 2.0 b | 2.3 b | 1.1 a | 1.3 a | 2.4 a | 2.5 a |
| 20 to 49 Units | 5.6 a | 5.3 a | 3.6 a | 4.0 a | 3.3 a | 3.0 a | 3.4 b | 2.8 a | 3.9 a | 3.9 a |
| 50 to 99 Units | 3.6 a | 3.9 a | 4.1 a | 4.0 a | 3.4 a | 3.3 a | 2.5 a | 2.6 a | 3.7 a | 3.7 a |
| 100+ Units | 1.8 a | 1.9 a | 3.2 a | 3.2 a | 3.5 a | 3.7 a | 2.4 a | 1.8 a | 2.9 a | 3.0 a |
| Total | 3.7 b | 3.8 b | 3.1 b | 3.3 b | 2.1 a | 2.3 a | 1.7 c | 1.8 b | 2.6 a | 2.7 a |
| **Laval/North-Shore (Zones 19-29)** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | 0.7 b | 0.7 a | 1.8 c | 1.3 d | 1.1 d | 1.1 a | 1.3 a |
| 6 to 19 Units | 4.3 d | ** | 4.2 c | 3.4 c | 1.4 a | 1.9 b | 0.9 a | 3.1 d | 1.8 a | 2.2 a |
| 20 to 49 Units | 6.2 c | 6.8 b | 2.7 a | 3.2 a | 2.8 a | 3.2 a | 2.1 b | 3.2 b | 3.0 a | 3.4 a |
| 50 to 99 Units | 4.1 a | 10.9 a | 3.5 a | 2.2 a | 4.3 b | 8.1 a | 4.2 a | 3.8 a | 4.0 a | 6.0 a |
| 100+ Units | 0.0 a | 0.0 a | 1.2 a | 1.1 a | 3.6 a | 3.9 a | 0.6 a | 5.4 a | 2.4 a | 3.2 a |
| Total | 4.2 d | 3.6 d | 3.1 c | 2.6 a | 1.5 a | 2.2 a | 1.2 a | 2.1 b | 1.9 a | 2.3 a |
| **South-Shore (Zones 30-34)** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | ** | 1.5 d | 2.6 c | 0.7 b | ** | 1.1 a | 2.1 c |
| 6 to 19 Units | ** | ** | 4.9 d | 3.1 d | 2.6 c | 2.7 c | 2.9 c | 4.4 d | 3.0 b | 3.1 c |
| 20 to 49 Units | 3.8 c | 5.3 a | 3.9 a | 4.9 a | 2.3 a | 2.4 a | 3.9 a | 4.6 b | 3.1 a | 3.6 a |
| 50 to 99 Units | 3.4 a | 5.8 a | 3.4 a | 5.7 a | 3.6 a | 4.4 a | 1.5 a | 3.7 a | 3.4 a | 4.9 a |
| 100+ Units | 2.0 a | 8.2 a | 2.0 a | 4.3 a | 2.1 a | 4.5 a | 2.2 a | 5.7 a | 2.1 a | 4.6 a |
| Total | 2.5 c | 4.3 d | 3.4 b | 3.8 b | 2.5 a | 2.8 a | 2.3 c | 3.7 d | 2.6 a | 3.2 b |
| **Montréal CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 1.7 c | 2.5 c | 1.1 a | 1.5 a | 1.6 c | 1.8 c | 1.4 a | 1.9 b |
| 6 to 19 Units | 3.9 d | 4.0 d | 3.6 c | 3.0 b | 2.0 a | 2.3 a | 1.4 a | 2.1 b | 2.4 a | 2.5 a |
| 20 to 49 Units | 5.6 a | 5.3 a | 3.6 a | 4.1 a | 3.0 a | 2.9 a | 3.3 a | 3.2 a | 3.7 a | 3.9 a |
| 50 to 99 Units | 3.6 a | 4.0 a | 4.1 a | 4.1 a | 3.5 a | 3.7 a | 2.5 a | 2.8 a | 3.7 a | 3.9 a |
| 100+ Units | 1.8 a | 1.9 a | 3.0 a | 3.2 a | 3.4 a | 3.8 a | 2.2 a | 2.6 a | 2.8 a | 3.1 a |
| Total | 3.7 b | 3.8 b | 3.2 a | 3.3 a | 2.0 a | 2.3 a | 1.7 b | 2.1 b | 2.5 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.2 Private Apartment Average Rents ($)
### by Structure Size and Bedroom Type
### Montréal CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island (Zones 1-18)** | | | | | | | | | | |
| 3 to 5 Units | 512 b | 473 b | 507 a | 531 a | 617 a | 650 a | 821 a | 889 a | 619 a | 652 a |
| 6 to 19 Units | 462 a | 459 a | 541 a | 567 a | 616 a | 654 a | 751 a | 793 a | 600 a | 633 a |
| 20 to 49 Units | 473 a | 487 a | 601 a | 611 a | 739 a | 754 a | 1,022 a | 1,023 a | 634 a | 647 a |
| 50 to 99 Units | 518 a | 539 a | 686 a | 706 a | 873 a | 897 a | 1,160 a | 1,176 a | 727 a | 754 a |
| 100+ Units | 657 a | 699 a | 871 a | 906 a | 1,114 a | 1,169 a | 1,613 b | 1,777 a | 919 a | 968 a |
| Total | 519 a | 531 a | 612 a | 636 a | 681 a | 715 a | 848 a | 909 a | 656 a | 688 a |
| **Laval/North-Shore (Zones 19-29)** | | | | | | | | | | |
| 3 to 5 Units | 352 d | 452 b | 494 a | 521 a | 631 a | 681 a | 754 a | 772 a | 639 a | 676 a |
| 6 to 19 Units | 408 b | 442 a | 515 a | 547 a | 615 a | 641 a | 675 a | 704 a | 601 a | 630 a |
| 20 to 49 Units | 470 a | 465 a | 573 a | 573 a | 646 a | 661 a | 734 a | 747 a | 612 a | 623 a |
| 50 to 99 Units | 481 a | 512 a | 597 a | 599 a | 712 a | 705 a | 760 a | 801 a | 670 a | 676 a |
| 100+ Units | 561 a | 515 a | 730 a | 789 a | 871 a | 1,080 a | 1,057 a | 1,326 a | 836 a | 1,012 a |
| Total | 427 a | 456 a | 541 a | 561 a | 631 a | 664 a | 728 a | 760 a | 622 a | 653 a |
| **South-Shore (Zones 30-34)** | | | | | | | | | | |
| 3 to 5 Units | 383 b | 438 b | 500 a | 505 a | 611 a | 649 a | 742 a | 769 a | 623 a | 650 a |
| 6 to 19 Units | 432 b | 433 a | 515 a | 535 a | 617 a | 625 a | 702 a | 698 a | 618 a | 621 a |
| 20 to 49 Units | 442 a | 456 a | 568 a | 579 a | 668 a | 677 a | 715 a | 726 a | 625 a | 634 a |
| 50 to 99 Units | 501 a | 498 a | 670 a | 687 a | 775 a | 800 a | 833 a | 866 a | 729 a | 746 a |
| 100+ Units | 620 a | 679 a | 767 a | 775 a | 870 a | 892 a | 1,049 a | 1,072 a | 839 a | 854 a |
| Total | 443 a | 459 a | 575 a | 585 a | 645 a | 660 a | 732 a | 740 a | 640 a | 651 a |
| **Montréal CMA** | | | | | | | | | | |
| 3 to 5 Units | 500 b | 470 b | 505 a | 528 a | 619 a | 655 a | 800 a | 854 a | 622 a | 655 a |
| 6 to 19 Units | 458 a | 457 a | 537 a | 562 a | 616 a | 647 a | 732 a | 764 a | 603 a | 631 a |
| 20 to 49 Units | 471 a | 485 a | 595 a | 605 a | 714 a | 728 a | 918 a | 924 a | 631 a | 643 a |
| 50 to 99 Units | 517 a | 537 a | 682 a | 702 a | 849 a | 874 a | 1,085 a | 1,104 a | 725 a | 751 a |
| 100+ Units | 656 a | 698 a | 860 a | 895 a | 1,075 a | 1,139 a | 1,482 a | 1,647 a | 911 a | 963 a |
| Total | 514 a | 526 a | 604 a | 627 a | 669 a | 700 a | 812 a | 860 a | 650 a | 680 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Montréal Island Zone 1 | 0.6 b | ** | 3.1 d | ** | 5.9 c | 2.5 a | 3.3 c | 1.9 a | 2.7 a | 1.5 a |
| Zone 2 | ** | ** | ** | ** | 4.8 a | 6.3 a | 4.5 a | 6.5 a | ** | ** |
| Zone 3 | ** | 3.5 d | 1.5 c | 3.8 d | 2.5 a | 4.3 a | 5.1 a | 4.4 a | ** | ** |
| Zone 4 | ** | ** | 4.3 d | 1.3 a | 3.8 a | 3.4 a | 3.4 b | 4.0 a | 3.5 a | 4.8 b |
| Zone 5 | ** | ** | 1.0 d | 0.7 a | 3.1 a | 3.1 a | 2.6 a | 3.2 b | 1.6 a | 2.5 a |
| Zone 6 | ** | ** | 2.5 c | ** | 3.1 a | 2.8 a | 3.0 a | 2.8 a | 1.8 a | 1.1 a |
| Zone 7 | 2.5 c | ** | 2.3 c | 2.2 c | 4.8 a | 3.8 a | 9.0 a | 9.7 c | 6.6 a | 4.3 a |
| Zone 8 | ** | ** | ** | 3.2 d | 4.5 b | 5.2 a | ** | 7.7 a | ** | ** |
| Zone 9 | ** | ** | 3.6 d | 2.3 c | 3.7 a | 4.5 a | 0.6 a | 3.0 a | ** | ** |
| Zone 10 | 0.5 b | 0.6 b | 2.3 c | 2.0 c | 2.2 a | 3.1 a | 1.9 a | 3.2 a | ** | ** |
| Zone 11 | ** | ** | 1.5 a | 4.9 d | 6.4 a | 7.4 a | 5.6 a | 4.7 a | ** | n/u |
| Zone 12 | ** | 0.6 b | 1.8 c | 4.3 d | 4.5 a | 5.1 a | 1.9 a | 2.4 c | 0.8 a | 7.1 a |
| Zone 13 | 2.9 c | 1.5 a | 5.0 c | 2.9 c | 5.5 a | 3.3 a | 4.1 b | 3.7 a | 4.2 b | 3.8 a |
| Zone 14 | ** | ** | 4.0 d | 3.7 d | 4.8 b | 4.9 a | 4.3 c | 7.3 a | n/s | n/s |
| Zone 15 | 1.3 d | 1.9 c | 5.0 a | 3.7 c | 3.8 d | 2.2 b | ** | 1.8 a | 3.2 a | 6.7 a |
| Zone 16 | 0.6 b | 0.6 b | 0.5 b | 0.8 d | 1.2 a | 1.7 b | 5.0 a | 3.4 a | 4.4 c | 4.8 a |
| Zone 17 | ** | ** | 1.8 c | 1.4 a | 3.9 d | 6.1 b | ** | ** | ** | ** |
| Zone 18 | ** | ** | 3.5 d | 2.9 c | 3.9 c | 3.6 b | 3.5 a | 4.1 a | n/u | n/u |
| Montréal Island (Zones 1-18) | 1.5 a | 1.9 b | 2.4 a | 2.5 a | 3.9 a | 3.9 a | 3.7 a | 3.7 a | 2.9 a | 3.0 a |
| Laval Zone 19 | 0.3 b | ** | 1.8 c | 2.0 c | 3.6 b | 2.5 a | 2.5 a | 7.2 a | 2.5 a | 3.0 a |
| Zone 20 | 1.4 d | 0.0 c | 0.8 a | 0.9 a | 3.0 b | 2.8 b | n/u | n/u | ** | ** |
| Zone 21 | 1.3 d | ** | 0.8 a | 4.3 d | ** | 4.3 a | ** | ** | n/u | n/u |
| Zone 22 | 0.4 b | ** | 7.5 c | 3.8 c | 0.2 b | 4.7 b | ** | n/u | ** | n/u |
| Zone 23 | 0.0 c | ** | 1.0 a | 2.0 c | 3.6 b | 3.0 a | ** | ** | n/u | n/u |
| Zone 24 | 0.0 c | ** | 1.2 a | 1.8 c | 1.2 a | 4.1 a | n/u | n/u | n/u | n/u |
| Laval (Zones 19-24) | 0.6 a | 1.5 c | 1.6 b | 1.8 b | 2.6 a | 3.2 a | 3.6 a | 6.1 a | 1.9 a | 2.7 a |
| North-Shore Zone 25 | ** | ** | 1.1 a | 1.7 c | 2.6 b | 3.5 a | ** | ** | n/u | n/u |
| Zone 26 | ** | ** | 2.2 c | 3.5 d | 2.5 a | 3.7 b | 7.0 a | 5.9 a | ** | ** |
| Zone 27 | 0.4 b | ** | 0.1 b | 2.8 c | 1.2 a | 2.2 b | n/u | n/u | n/u | n/u |
| Zone 28 | ** | 0.1 b | 2.2 c | ** | 2.1 a | 1.3 a | ** | ** | n/u | n/u |
| Zone 29 | ** | 0.6 b | 3.8 c | 2.6 c | 7.7 b | 8.2 c | n/u | n/u | n/u | n/u |
| North-Shore (Zones 25-29) | 1.4 a | 1.3 a | 2.0 b | 2.6 b | 3.5 a | 3.8 b | 4.7 b | 5.8 a | ** | ** |
| Laval/North-Shore (Zones 19-29) | 1.1 a | 1.3 a | 1.8 a | 2.2 a | 3.0 a | 3.4 a | 4.0 a | 6.0 a | 2.4 a | 3.2 a |
| South-Shore Zone 30 | ** | ** | 4.6 d | 4.1 d | 3.8 a | 5.0 a | 3.9 a | 7.5 a | 1.8 a | 5.2 a |
| Zone 31 | 0.7 b | ** | 1.3 a | 3.2 d | 2.4 a | 2.7 a | 3.4 a | 4.3 a | ** | ** |
| Zone 32 | ** | 1.2 d | 2.7 c | 1.5 a | 4.1 a | 2.4 a | ** | ** | ** | ** |
| Zone 33 | 0.5 b | 0.5 b | 1.0 a | 1.5 c | 1.6 a | 1.4 a | ** | ** | ** | ** |
| Zone 34 | 0.0 c | ** | 0.9 a | 1.0 d | 0.9 a | 2.4 b | n/u | n/u | n/u | n/u |
| South-Shore (Zones 30-34) | 1.1 a | 2.1 c | 3.0 b | 3.1 c | 3.1 a | 3.6 a | 3.4 a | 4.9 a | 2.1 a | 4.6 a |
| Zone 35 | ** | ** | 1.6 c | 3.4 d | 2.2 a | 4.3 a | n/u | n/u | n/u | n/u |
| Suburbs (Zones 19-35) | 1.1 a | 1.6 b | 2.3 a | 2.6 a | 3.0 a | 3.6 a | 3.6 a | 5.2 a | 2.2 a | 4.1 a |
| Montréal CMA | 1.4 a | 1.9 b | 2.4 a | 2.5 a | 3.7 a | 3.9 a | 3.7 a | 3.9 a | 2.8 a | 3.1 a |

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Montréal CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island (Zones 1-10)** | | | | | | | | | | |
| LT $500 | 4.8 b | 5.2 b | 2.8 c | 5.0 c | 2.0 c | 1.0 d | ** | ** | 3.3 b | 4.3 b |
| $500 - $699 | 3.0 a | 3.1 b | 3.7 b | 3.2 b | 1.9 a | 2.6 a | 1.0 d | 1.5 a | 2.6 a | 2.8 a |
| $700 - $899 | 2.9 c | 1.3 a | 3.0 a | 4.0 b | 2.5 b | 2.4 a | ** | 1.3 a | 2.6 a | 2.6 a |
| $900+ | ** | 1.6 c | 3.2 b | 2.2 a | 3.3 b | 3.0 a | 2.1 c | 3.0 d | 2.9 a | 2.8 a |
| Total | 3.7 b | 3.8 b | 3.1 b | 3.3 b | 2.1 a | 2.3 a | 1.7 c | 1.8 b | 2.6 a | 2.7 a |
| **Laval/North-Shore (Zones 19-29)** | | | | | | | | | | |
| LT $500 | 4.6 d | 3.5 d | 3.2 d | ** | ** | ** | ** | ** | 3.0 c | 2.1 c |
| $500 - $699 | 2.6 c | 3.9 c | 3.4 c | 2.6 a | 1.5 a | 2.3 a | 0.7 b | ** | 1.7 a | 2.4 a |
| $700 - $899 | n/s | ** | 3.4 c | 3.7 d | 2.1 b | 2.6 b | ** | 2.4 c | 2.4 b | 2.6 b |
| $900+ | n/s | n/s | ** | ** | 1.5 c | 5.3 d | 1.0 d | 2.9 c | 1.6 b | 4.1 c |
| Total | 4.2 d | 3.6 d | 3.1 c | 2.6 a | 1.5 a | 2.2 a | 1.2 a | 2.1 b | 1.9 a | 2.3 a |
| **South-Shore (Zones 30-34)** | | | | | | | | | | |
| LT $500 | 3.1 d | 4.8 d | 2.9 c | 0.5 b | ** | 0.2 b | ** | ** | 2.2 c | 2.1 c |
| $500 - $699 | 0.8 a | 3.1 d | 4.2 c | 5.0 b | 2.8 b | 3.1 c | 3.5 d | 3.5 d | 3.2 b | 3.6 b |
| $700 - $899 | ** | ** | 1.2 a | 3.6 a | 1.8 b | 3.2 c | 1.6 c | 3.6 d | 1.7 b | 3.4 c |
| $900+ | ** | ** | 7.1 b | ** | 2.0 b | 3.8 c | ** | 1.6 c | 2.0 b | 3.3 c |
| Total | 2.5 c | 4.3 d | 3.4 b | 3.8 b | 2.5 a | 2.8 a | 2.3 c | 3.7 d | 2.6 a | 3.2 b |
| **Montréal CMA** | | | | | | | | | | |
| LT $500 | 4.7 b | 5.0 b | 2.9 b | 4.4 c | 1.8 c | 0.9 d | ** | ** | 3.2 b | 4.0 b |
| $500 - $699 | 2.9 a | 3.1 b | 3.7 b | 3.3 b | 1.9 a | 2.6 a | 1.4 a | 2.1 c | 2.5 a | 2.8 a |
| $700 - $899 | 2.9 c | 1.4 a | 2.9 a | 4.0 b | 2.4 a | 2.5 a | 2.1 c | 2.1 b | 2.5 a | 2.7 a |
| $900+ | ** | 1.7 c | 3.2 b | 2.3 a | 3.2 b | 3.2 b | 2.0 c | 2.9 c | 2.8 a | 2.9 a |
| Total | 3.7 b | 3.8 b | 3.2 a | 3.3 a | 2.0 a | 2.3 a | 1.7 b | 2.1 b | 2.5 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
### Vacancy Rates (%)
### Montréal CMA - October 2010

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Downtown and Nun's Island | 1.3 a | 3.4 c | 3.2 b | 2.0 a |
| Outer Centre | 1.7 b | 5.3 d | 2.4 a | 2.4 a |
| West of Island of Montréal | 3.6 c | 3.3 d | 3.3 a | 3.5 a |
| East of Island of Montréal | 2.0 c | 3.5 c | 2.3 a | 2.7 a |
| Montréal Island | 2.0 a | 3.9 c | 2.6 a | 2.7 a |
| Laval and North Shore | 3.0 c | 5.0 b | 1.9 a | 2.3 a |
| South Shore/Vaudreuil-Soulanges | 5.1 d | 4.0 d | 2.6 a | 3.2 b |
| Montréal CMA | 2.7 a | 4.2 b | 2.5 a | 2.7 a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
### Average Rents ($) by Bedroom Type
### Montréal CMA - October 2010

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---|---|---|---|---|---|---|---|---|
| | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] |
| Downtown and Nun's Island | n/u | 712 a | 1,334 c | 968 a | ** | 1,316 a | ** | 1,512 c |
| Outer Centre | ** | 548 a | 1,070 d | 685 a | 1,154 d | 803 a | ** | 1,032 a |
| West of Island of Montréal | n/u | 474 a | 707 c | 602 a | 947 b | 713 a | 1,199 c | 832 a |
| East of Island of Montréal | ** | 461 a | ** | 537 a | 919 c | 626 a | 1,032 c | 781 a |
| Montréal Island | ** | 531 a | 1,142 c | 636 a | 1,389 d | 715 a | 1,563 d | 909 a |
| Laval and North Shore | n/u | 456 a | ** | 561 a | 843 c | 664 a | ** | 760 a |
| South Shore/Vaudreuil-Soulanges | n/u | 460 a | 689 b | 584 a | 840 b | 660 a | 776 c | 742 a |
| Montréal CMA | ** | 526 a | 1,001 c | 627 a | 1,144 c | 700 a | 1,341 d | 860 a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## 4.1.3 Rental Condominium Apartments - Average Rents ($)
### by Bedroom Type
### Montréal CMA - October 2010

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Downtown and Nun's Island | n/u | n/u | 1,305 d | 1,334 c | 1,433 d | ** | ** | ** | 1,410 c | ** |
| Outer Centre | ** | ** | ** | 1,070 d | 1,257 c | 1,154 d | ** | ** | 1,158 c | 1,172 c |
| West of Island of Montréal | n/u | n/u | 774 c | 707 c | 1,067 d | 947 b | 969 c | 1,199 c | 998 c | 950 b |
| East of Island of Montréal | ** | ** | 728 c | ** | 839 c | 919 c | 1,049 c | 1,032 c | 849 b | 927 b |
| Montréal Island | ** | ** | 1,005 d | 1,142 c | 1,193 b | 1,389 d | 1,200 d | 1,563 d | 1,135 b | 1,334 c |
| Laval and North Shore | n/u | n/u | 624 c | ** | 850 c | 843 c | ** | ** | 836 c | 839 b |
| South Shore/Vaudreuil-Soulanges | n/u | n/u | 779 c | 689 b | 885 b | 840 b | 973 d | 776 c | 883 b | 786 b |
| Montréal CMA | ** | ** | 934 c | 1,001 c | 1,070 b | 1,144 c | 1,111 c | 1,241 d | 1,040 b | 1,125 b |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
### Total Vacancy Rates (%)
### By Building Size
### Montréal CMA - October 2010

| Size | Rental Condominium Apartments | | | | Apartments in the RMS[1] | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct-09 | | Oct-10 | | Oct-09 | | Oct-10 | |
| **Montréal Island** | | | | | | | | |
| 3 to 5 Units | 3.5 | d | ** | | 1.5 | a | 1.9 | b |
| 6 to 19 Units | 4.3 | c | 3.5 | c | 2.4 | a | 2.5 | a |
| 20 to 49 Units | 2.0 | a | 3.0 | b | 3.9 | a | 3.9 | a |
| 50 to 99 Units | 1.6 | b | 5.7 | c | 3.7 | a | 3.7 | a |
| 100+ Units | 0.6 | a | 3.9 | d | 2.9 | a | 3.0 | a |
| Total | 2.0 | a | 3.9 | c | 2.6 | a | 2.7 | a |
| **Montréal CMA** | | | | | | | | |
| 3 to 5 Units | 4.8 | d | ** | | 1.4 | a | 1.9 | b |
| 6 to 19 Units | 4.1 | b | 4.7 | b | 2.4 | a | 2.5 | a |
| 20 to 49 Units | 2.6 | a | 3.2 | b | 3.7 | a | 3.9 | a |
| 50 to 99 Units | 2.5 | c | 5.4 | c | 3.7 | a | 3.9 | a |
| 100+ Units | 1.0 | a | 3.9 | c | 2.8 | a | 3.1 | a |
| Total | 2.7 | a | 4.2 | b | 2.5 | a | 2.7 | a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments[2]
### Montréal CMA - October 2010

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Downtown and Nun's Island | 10,190 | 13,750 | 2,318 d | 2,626 a | 22.7 d | 19.1 a | 1.3 a | 3.4 c |
| Outer Centre | 21,096 | 18,727 | 1,823 a | 1,629 a | 8.6 a | 8.7 a | 1.7 b | 5.3 d |
| West of Island of Montréal | 15,060 | 15,527 | 1,235 a | 1,160 a | 8.2 a | 7.5 a | 3.6 c | 3.3 d |
| East of Island of Montréal | 16,305 | 17,377 | 942 a | 1,061 a | 5.8 a | 6.1 a | 2.0 c | 3.5 c |
| Montréal Island | 62,651 | 65,381 | 6,356 a | 6,427 a | 10.1 a | 9.8 a | 2.0 a | 3.9 c |
| Laval and North Shore | 19,527 | 21,105 | 1,997 a | 2,006 b | 10.2 a | 9.5 b | 3.0 c | 5.0 b |
| South Shore/Vaudreuil-Soulanges | 19,255 | 20,775 | 1,491 b | 1,649 a | 7.7 b | 7.9 a | 5.1 d | 4.0 d |
| Montréal CMA | 101,433 | 107,261 | 9,848 a | 10,081 a | 9.7 a | 9.4 a | 2.7 a | 4.2 b |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments[2] By Building Size
### Montréal CMA - October 2010

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal Island** | | | | | | | | |
| 3 to 5 Units | 2,051 | 2,146 | 164 b | 175 b | 8.0 b | 8.2 b | 3.5 d | ** |
| 6 to 19 Units | 18,133 | 18,545 | 1,361 a | 1,487 a | 7.5 a | 8.0 a | 4.3 c | 3.5 c |
| 20 to 49 Units | 14,293 | 14,935 | 1,224 a | 1,282 a | 8.6 a | 8.6 a | 2.0 a | 3.0 b |
| 50 to 99 Units | 13,206 | 13,522 | 1,360 a | 1,304 a | 10.3 a | 9.6 a | 1.6 b | 5.7 c |
| 100+ Units | 14,968 | 16,233 | 2,255 d | 2,191 c | 15.1 d | 13.5 c | 0.6 a | 3.9 d |
| Total | 62,651 | 65,381 | 6,356 a | 6,427 a | 10.1 a | 9.8 a | 2.0 a | 3.9 c |
| **Montréal CMA** | | | | | | | | |
| 3 to 5 Units | 4,985 | 5,438 | 386 b | 408 b | 7.8 b | 7.5 b | 4.8 d | ** |
| 6 to 19 Units | 39,330 | 41,210 | 3,040 a | 3,212 a | 7.7 a | 7.8 a | 4.1 b | 4.7 b |
| 20 to 49 Units | 19,880 | 20,927 | 1,790 a | 1,910 a | 9.0 a | 9.1 a | 2.6 a | 3.2 b |
| 50 to 99 Units | 17,580 | 17,847 | 1,656 a | 1,634 a | 9.4 a | 9.2 a | 2.5 c | 5.4 c |
| 100+ Units | 19,658 | 21,839 | 2,997 a | 2,940 a | 15.2 a | 13.5 a | 1.0 a | 3.9 c |
| Total | 101,433 | 107,261 | 9,848 a | 10,081 a | 9.7 a | 9.4 a | 2.7 a | 4.2 b |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## 5.1 Other Secondary Rented Unit[1] Average Rents ($)
### by Dwelling Type
### Montréal CMA - October 2010

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Montréal CMA** | | | | | | | | | | |
| Single Detached | n/s | n/s | 518 c | 507 c | 628 d | 598 c | 849 c | 919 c | 695 c | 753 c |
| Semi detached, Row and Duplex | n/s | n/s | 555 c | 516 b | 637 a | 659 a | 782 b | 773 a | 661 a | 664 a |
| Other-Primarily Accessory Suites | n/s | n/s | 505 b | 501 c | 586 b | 684 c | 774 c | ** | 617 b | 604 c |
| Total | n/s | n/s | 533 b | 512 b | 622 a | 660 a | 788 a | 791 a | 650 a | 663 a |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 5.2 Estimated Number of Households in Other Secondary Rented Units[1]
### by Dwelling Type
### Montréal CMA - October 2010

| | Estimated Number of Households in Other Secondary Rented Units[1] | |
|---|---|---|
| | Oct-09 | Oct-10 |
| **Montréal CMA** | | |
| Single Detached | 23,040 c | 22,700 b |
| Semi detached, Row and Duplex | 111,189 b | 149,064 a |
| Other-Primarily Accessory Suites | 64,959 b | 32,957 c |
| Total | 199,188 a | 204,721 a |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicator**

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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